

**OWNER(S) ACKNOWLEDGMENT AND DEDICATION**

STATE OF TEXAS  
COUNTY OF WALKER

I, the undersigned, owner of the land shown on this plat, and designed as the TEXAS GRAND RANCH, SECTION 4A subdivision in (ETJ of the City of Huntsville) Walker County, Texas, and whose name is subscribed hereto, do hereby dedicate to the use of the public forever all streets, parks, water courses, drains, easements, drainage areas and public places shown hereon for the purpose and consideration therein expressed.

Renee Howes  
Signature

RENEE HOWES  
Printed Name

AUTHORIZED AGENT  
Title

**NOTARY PUBLIC ACKNOWLEDGMENT**

STATE OF TEXAS  
COUNTY OF WALKER

Before me, the undersigned authority on this day personally appeared Renee Howes, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that such person executed the same for the purpose and considerations therein stated.

Given under my hand and seal of office this the 11 day of January, 2017.

Notary Public, County of WALKER, State of TEXAS

Notary Signature: Debra Ann Burkhalter

Printed Name: Debra Ann Burkhalter

My Commission Expires: 9-14-2019



**CERTIFICATION BY THE SURVEYOR**

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I, Jeffrey Moon, am registered under the laws of the State of Texas to practice the profession of Land Surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey on the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey corner.

Jeffrey Moon  
Registered Professional  
Land Surveyor No. 4639



**CERTIFICATION BY THE ENGINEER**

STATE OF TEXAS  
COUNTY OF MONTGOMERY.

I, Brett Wyant, Registered Professional Engineer No. 118933 in the State of Texas, hereby certify that proper engineering consideration has been given this plat regarding design, construction and layout of public improvements.



Brett Wyant  
Registered Professional Engineer  
Texas Registration No. 118933

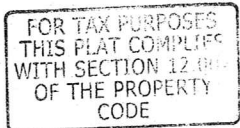
Final Plat  
**TEXAS GRAND RANCH**

SECTION 4A  
A SUBDIVISION OF  
438.684 ACRES OF LAND IN THE  
J. JORDAN SURVEY, A - 28,  
I. BAKER SURVEY, A - 87,  
H. APPLEWHITE SURVEY, A-57,  
& IN THE T. GILLESPIE SURVEY, A-214  
WALKER COUNTY, TEXAS

Containing 151 Lots, 3 Unrestricted Reserves (16.456 Acres), 10 Blocks  
SINGLE FAMILY RESIDENTIAL

January, 2017  
OWNER/DEVELOPER

1 Texas Grand LLC  
1015A SH150, New Waverly, Texas 77358  
(928) 713-1841  
(281) 851-0828  
rhowesconsulting@gmail.com



**CERTIFICATION BY THE COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WALKER.

I, Kari A. French, County Clerk in and for Walker County, do hereby certify that this plat with its certificates of authentication was filed for record in my office the 13th day of March, 2017, in the Plat Records of Walker County in Volume 6, Page 87.

Kari A. French, County Clerk  
Walker County, Texas

By: Maren Gladden  
Deputy

**CERTIFICATION BY THE CITY PLANNING OFFICER**

I, the undersigned, Planning Officer of City of Huntsville, Texas, certify that the plat conforms to the City Comprehensive Plan, and all applicable design criteria and standards of the City of Huntsville, Texas.

Dated this 10th day of March, 2017.

[Signature]  
City of Huntsville Planning Officer

**CERTIFICATION BY THE CITY ENGINEER**

STATE OF TEXAS  
COUNTY OF WALKER.

I, the undersigned, City Engineer of Huntsville, Texas, hereby certify that the proper engineering consideration has been given to this plat regarding the design and construction of public improvements and related easements rights-of-way.

Dated this 10th day of March, 2017.

[Signature]  
City of Huntsville City Engineer

**TEXAS GRAND RANCH APPROVED VARIANCES DATED MAY 15, 2014:**

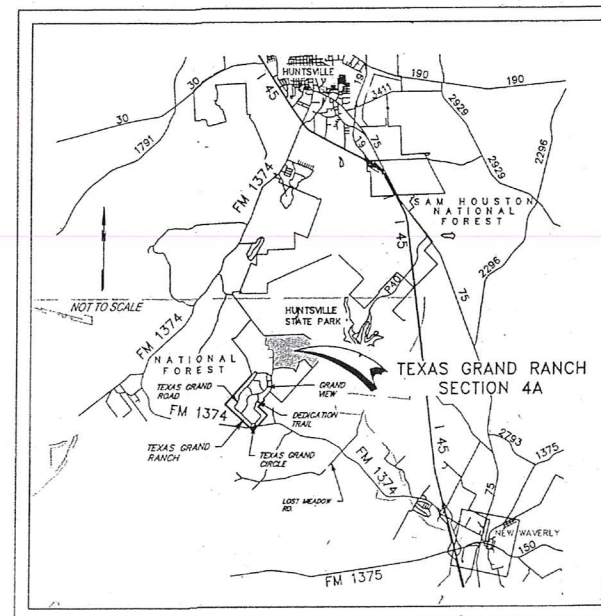
- VARIANCE WAS GRANTED TO ALLOW FOR A NEW PUBLIC WATER SUPPLY SYSTEM TO BE CREATED AND CONSTRUCTED WITH AN EXPIRATION DATE FIVE (5) YEARS (MAY 15, 2019). BEFORE THE EXPIRATION DATE, THE DEVELOPER DOES HAVE THE OPPORTUNITY TO RESUBMIT APPLICATION FOR AN EXTENSION TO THIS REQUEST.
- THE VARIANCE WAS GRANTED TO ALLOW THE INSTALLATION OF FIRE HYDRANT WITHIN 1,000' OF ALL PORTIONS OF BUILDING SITES.
- VARIANCE WAS APPROVED ALLOWING A 22' PAVEMENT WIDTH AND 2' SHOULDERS ON ALL STREETS. THE RIGHT-OF-WAY WIDTH REMAINS THE REQUIRED 60'.
- VARIANCE WAS APPROVED FOR 3 (AND POSSIBLY ONE MORE IF BALL ROAD IS NOT OPEN) PROPOSED CUL-SE-SAC STREET LENGTHS - THAT EXCEED 1,000' IN LENGTH.
- VARIANCE WAS APPROVED TO ALLOW FOR INDIVIDUAL OSSF SYSTEM TO SERVICE EACH LOT.
- VARIANCE GRANTED TO NOT REQUIRE THE INSTALLATION OF STREET LIGHTS PER CODE.
- VARIANCE WAS GRANTED TO ALLOW LOTS TO EXCEED THE DEPTH TO WIDTH RATIO.
- VARIANCE GRANTED TO ALLOW FOR THE STAFF LENGTH OF THOSE LOTS TO EXCEED THE MAXIMUM OF 200'.

**APPROVAL OF THE PLANNING COMMISSION**

This plat has been submitted to and considered by the Planning Commission of the City of Huntsville, Texas, with respect to the platting of the land and is hereby approved by the commission.

Dated this 2nd day of February, 2017.

[Signature]  
Chairperson of the Commission, City of Huntsville



VICINITY MAP - Not to Scale



# Final Plat TEXAS GRAND RANCH

SECTION 4A  
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1015A SH150, New Waverly, Texas 77358  
(928) 713-1841  
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rhowesconsulting@gmail.com

FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.007  
OF THE PROPERTY  
CODE

Curve Table					Curve Table				
Curve #	Radius	Length	Delta	Call	Curve #	Radius	Length	Delta	Call
C1	370.00	92.06	14°15'19"		C56	1170.00	802.71	29°30'55"	
C2	430.00	229.27	30°32'56"		C57	15.00	23.56	90°00'00"	
C3	15.00	23.56	89°58'58"		C58	1030.00	1045.80	58°10'28"	
C4	830.00	477.63	43°27'56"		C59	870.00	538.78	54°09'20"	
C5	430.00	96.76	12°53'36"		C60	870.00	882.89	85°44'31"	
C6	370.00	111.02	17°11'29"		C61	800.00	897.89	85°44'31"	
C7	830.00	22.82	2°28'44"		C62	600.00	567.11	54°09'20"	
C8	930.00	356.93	21°59'23"		C63	1000.00	1015.34	58°10'28"	
C9	220.00	110.08	28°40'07"		C64	500.00	212.47	24°20'62"	
C10	830.00	942.78	85°44'31"		C65	400.00	113.59	16°16'16"	
C11	830.00	595.47	54°09'20"		C66	300.00	468.07	89°00'46"	
C12	870.00	894.90	58°10'28"		C67	900.00	872.13	55°31'17"	
C13	15.00	23.56	90°00'00"		C68	250.00	216.79	50°08'36"	
C14	470.00	159.73	24°20'52"		C69	250.00	357.06	81°50'15"	
C15	270.00	419.47	89°00'46"		C70	450.00	457.93	58°18'21"	
C16	930.00	901.20	85°31'17"		C71	200.00	315.31	90°19'42"	
C17	15.00	23.56	90°00'00"		C72	1200.00	616.17	29°30'55"	
C18	280.00	245.05	50°06'36"		C73	600.00	856.54	81°47'36"	
C19	220.00	314.23	81°50'15"		C74	800.00	366.15	26°22'00"	
C20	250.00	125.09	28°40'07"		C75	600.00	251.55	24°01'15"	
C21	280.00	140.10	28°40'07"		C76	800.00	1431.20	102°30'09"	
C22	280.00	399.93	81°50'15"		C77	2000.00	394.38	11°17'51"	
C23	220.00	192.54	50°06'36"		C78	900.00	367.32	13°23'04"	
C24	15.00	23.56	90°00'00"		C79	430.00	116.19	15°28'54"	
C25	480.00	488.47	58°18'21"		C80	547.08	212.28	27°13'47"	
C26	420.00	427.40	58°18'21"		C81	15.00	23.56	90°00'00"	
C27	15.00	23.56	90°00'00"		C82	1230.00	20.00	0°55'54"	
C28	170.00	288.77	90°19'42"		C83	840.00	68.59	4°40'43"	
C29	230.00	361.84	90°19'42"		C84	830.00	98.15	8°55'36"	
C30	15.00	23.56	90°00'00"		C85	870.00	81.10	5°08'12"	
C31	870.00	843.06	85°31'17"		C86	60.00	20.20	19°17'33"	
C32	330.00	612.88	89°00'46"		C87	60.00	20.08	10°11'17"	
C33	830.00	225.22	24°20'52"		C88	880.00	66.82	4°09'19"	
C34	1230.00	633.82	29°30'55"		C89	960.00	86.26	5°18'03"	
C35	630.00	699.38	81°47'36"		C90	280.00	87.52	19°57'20"	
C36	15.00	23.56	90°00'00"						
C37	770.00	354.34	26°22'00"						
C38	670.00	238.97	24°01'15"						
C39	80.00	314.16	300°00'00"						
C40	830.00	284.12	24°01'15"						
C41	830.00	381.95	26°22'00"						
C42	15.00	23.56	90°00'00"						
C43	770.00	1377.54	102°30'09"						
C44	15.00	23.56	90°00'00"						
C45	2030.00	400.27	11°17'51"						
C46	80.00	314.16	300°00'00"						
C47	1970.00	388.44	11°17'51"						
C48	15.00	23.56	90°00'00"						
C49	830.00	254.44	17°33'51"						
C50	15.00	22.76	85°58'50"						
C51	870.00	355.08	23°23'04"						
C52	830.00	379.56	23°23'04"						
C53	15.00	22.76	85°58'50"						
C54	830.00	1141.89	78°49'59"						
C55	870.00	813.71	81°47'36"						

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N00°19'28"E	60.00	L61	N15°38'40"E	158.05
L2	N79°58'48"E	430.85	L62	N10°46'20"W	251.03
L3	N68°42'41"E	319.00	L63	S34°47'34"E	80.12
L4	N57°50'07"E	189.50	L64	S34°47'34"E	80.12
L5	N41°07'04"W	208.24	L65	N10°46'20"W	251.03
L6	N42°01'44"W	356.41	L66	N15°38'40"E	158.05
L7	S18°50'23"W	76.23	L67	N86°54'29"W	206.60
L8	N56°53'20"W	90.52	L68	S75°36'38"E	13.23
L9	N87°28'13"W	145.81	L69	S75°36'38"E	13.23
L10	N87°28'13"W	60.00	L70	N89°17'28"W	182.85
L11	N40°28'22"E	144.67	L71	N89°17'28"W	182.85
L12	S40°28'22"W	150.00	L72	N23°48'05"E	213.11
L13	S15°39'45"E	85.20	L73	N05°42'50"W	71.10
L14	N67°12'13"E	406.11	L74	N02°33'47"E	87.08
L15	N85°01'19"E	61.17	L75	N02°33'47"E	87.08
L16	S30°03'42"E	251.13	L76	N84°17'10"E	492.17
L17	S01°41'42"E	50.83	L77	N05°42'50"W	164.51
L18	S17°28'24"W	87.41	L78	N30°03'42"E	251.13
L19	N42°15'13"E	28.28	L79	S71°34'28"E	188.59
L20	S01°38'12"E	80.83	L80	N65°54'33"E	111.83
L21	S15°39'45"E	85.20	L81	S42°15'37"W	304.29
L22	S14°56'35"E	92.58	L82	N33°48'05"E	213.11
L23	S75°03'26"W	500.00	L83	N15°38'40"E	204.05
L24	S11°07'59"E	215.45	L84	N10°46'20"W	251.03
L25	S11°18'59"W	253.19	L85	S34°47'34"E	132.08
L26	S30°11'02"W	408.01	L86	N85°54'29"W	251.60
L27	N34°19'07"W	464.71	L87	S75°36'38"E	65.19
L28	N72°02'29"W	317.31	L88	N86°17'28"W	226.75
L29	S03°05'31"W	25.00	L89	S68°09'08"W	171.38
L30	N86°54'29"W	80.00	L90	S16°03'08"E	137.84
L31	N04°56'35"E	230.16	L91	S16°03'08"E	118.59
L32	N02°33'47"E	87.08	L92	N79°19'18"E	108.10
L33	N84°17'10"E	447.17	L93	N79°19'18"E	170.63
L34	N05°42'50"W	3.41	L94	S75°36'38"E	147.53
L35	N30°03'42"E	251.13	L95	N38°44'16"E	187.76
L36	S17°28'24"W	87.50	L96	S37°03'14"E	55.13
L37	S17°28'24"W	87.50			
L38	S17°28'24"W	87.50			
L39	S71°34'28"E	188.59			
L40	N65°54'33"E	111.83			
L41	S42°15'37"W	241.86			
L42	S42°15'37"W	241.86			
L43	S42°15'37"W	241.86			
L44	N85°54'33"W	111.83			
L45	S42°15'37"W	304.29			
L46	S42°15'37"W	304.29			
L47	S71°34'28"E	188.59			
L48	N05°42'50"W	164.51			
L49	N23°48'05"E	213.11			
L50	N74°24'20"W	112.39			

## GENERAL NOTES:

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. DISTANCES, SHOWN HEREON, ARE U.S. SURVEY FEET IN "GRID" UNITS AND MAY BE CONVERTED TO "SURFACE" UNITS BY A COMBINED SCALE FACTOR OF 0.99988.
  - THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4847100800, EFFECTIVE DATE AUGUST 16, 2011, INDICATES THAT PORTIONS OF THE SUBJECT TRACT ARE LOCATED WITHIN ZONE "A", DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA (WITHOUT BASE FLOOD ELEVATIONS DETERMINED)". THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES.
  - ALL ACREAGE QUANTITIES SHOWN ON THIS SURVEY ARE BASED UPON THE MATHEMATICAL CLOSURE OF THE BOUNDARY COURSES AND DISTANCES. SAID QUANTITIES DO NOT INDICATE THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
  - ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH CAPPED 1/2" DIAMETER IRON RODS (OR OTHER STABLE MATERIAL).
  - THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH CAPPED 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
  - ALL DRIVEWAYS IN THE SUBDIVISION SHALL BE CONSTRUCTED OF CONCRETE OR ASPHALT AT OWNER'S EXPENSE, AND SHALL BE COMPLETED WITHIN TWELVE (12) MONTHS FROM THE SETTING OF FORMS FOR THE FOUNDATION OF SAID DWELLING OR STRUCTURE. FURTHER, THE DRIVEWAY OR ENTRANCE TO EACH LOT FROM THE PAVEMENT OF THE STREET SHALL BE PAVED WITH CONCRETE OR ASPHALT. APPLICATION FOR APPROVAL TO THE WALKER COUNTY IS REQUIRED PRIOR TO INSTALLATION OF THE DRIVEWAY FOR DETERMINATION OF THE LOCATION, CULVERT SIZING, INSTALLATION DEPTH, ETC.
  - ALL LOT SETBACKS SHALL BE ACCORDING TO THE CITY OF HUNTSVILLE STANDARDS PER TABLE 5-1 OF THE DEVELOPMENT CODE; WHERE MINIMUM FRONT SETBACKS ARE 25 FOOT, MINIMUM SIDE SETBACKS ARE 10 FOOT, AND MINIMUM REAR SETBACKS ARE 10 FOOT.
- SANITARY SEWER SERVICE**
- EACH LOT WILL BE REQUIRED TO UTILIZE ONSITE SANITARY SEWER FACILITIES (O.S.S.F.) FOR SANITARY SEWER SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES AND REGULATIONS. THE LOT OWNER IS NOT PROHIBITED FROM CONNECTING TO A PUBLIC SANITARY SEWER COLLECTION SYSTEM IF SERVICE BECOMES AVAILABLE AT SOME TIME IN THE FUTURE.

## DRAINAGE AND IMPERVIOUS COVER

- FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT(8) INCHES ABOVE FINISHED ADJACENT GRADE.
- THE LANDOWNER IS PROHIBITED FROM CONSTRUCTING ANY IMPROVEMENTS WITHIN ANY "PRIVATE DRAINAGE AREA" ON THIS PLAT. LANDOWNER MAY CLEAR UNDERBRUSH AND ESTABLISH FOOT TRAILS WITHIN THESE "PRIVATE DRAINAGE AREAS" BUT NO EXCAVATION, IMPROVEMENT / DEVELOPMENT IS ALLOWED. FENCING IS ALLOWED ALONG THE PROPERTY LINES LOCATED WITHIN THESE "PRIVATE DRAINAGE AREAS" BUT IS LIMITED TO A FOUR(4) STRAND WIRE FENCE WITH PROVISIONS NOT TO IMPEDE THE FLOW OF STORM WATER WITHIN THE "PRIVATE DRAINAGE AREAS".
- "PRIVATE DRAINAGE AREA" SHALL BE MAINTAINED BY LOT OWNERS AND/OR HOME OWNERS ASSOCIATION AND SHALL NOT BE MAINTAINED BY THE CITY OF HUNTSVILLE OR WALKER COUNTY.
- THE NATURAL DRAINAGE CHANNELS (WHETHER OR NOT THEY ARE WITHIN A DEDICATED "DRAINAGE AREA") THAT ARE LOCATED WITHIN VARIOUS LOTS AND UNRESTRICTED RESERVE AREAS THROUGHOUT THIS SUBDIVISION MAY NOT BE ALTERED IN ANY WAY. LANDOWNER MAY CLEAR UNDERBRUSH AND ESTABLISH FOOT TRAILS WITHIN THESE NATURAL DRAINAGE CHANNELS BUT NO VERTICAL IMPROVEMENTS / DEVELOPMENT WILL BE ALLOWED WITHIN 40 FEET OF THE CENTERLINE OF THE NATURAL LOW. FENCING IS ALLOWED ALONG THE PROPERTY LINES LOCATED WITHIN THESE NATURAL DRAINAGE CHANNELS BUT IS LIMITED TO A FOUR(4) STRAND WIRE FENCE WITH PROVISIONS NOT TO IMPEDE THE FLOW OF STORM WATER WITHIN THE DRAINAGE CHANNELS.
- ALL LOTS AND UNRESTRICTED RESERVE AREAS WITHIN THE SUBDIVISION AND THE OWNERS THEREOF MUST CONTINUE TO ACCEPT ALL EXISTING DRAINAGE FLOWS AND DRAINAGE STRUCTURES IN PLACE OR PROPOSED AT THE TIME OF DEVELOPMENT WHICH ARE A PART OF OR NECESSARY TO THE PUBLIC ROADS INFRASTRUCTURE OR PRIVATE SYSTEM OF DRAINAGE IN ADDITION TO ALL NATURAL FLOWS OF WATER ENTERING ONTO OR CROSSING THE PROPERTY. LOCAL APPROVAL OR CONSENT MUST BE GIVEN BY THE CITY OF HUNTSVILLE ENGINEER IN WRITING PRIOR TO ALTERATION OF THE DRAINAGE INFRASTRUCTURE HEREIN DESCRIBED. IT IS THE RESPONSIBILITY OF THE LOT OWNERS TO COMPLY WITH ANY REGULATIONS OR LIMITATIONS NOTED, AND PERMITS ISSUED BY THE CITY OF HUNTSVILLE FOR DEVELOPMENT DO NOT ACT AS A WAIVER OR VARIANCE OF THE LOT OWNER'S RESPONSIBILITY.

- BASED ON CALCULATIONS MADE FROM AVAILABLE DATA, THE LAND OWNER MAY CONSTRUCT IMPERVIOUS COVER (STRUCTURES, DRIVEWAYS, SIDEWALKS, ETC.) IMPROVEMENTS UP TO A "TOTAL SQUARE FOOTAGE" EQUAL TO TEN(10) PERCENT OF THE TOTAL LOT AREA. IF THE LOT OWNER DESIRES TO EXCEED THE AREA OF IMPERVIOUS COVER ESTABLISHED FOR EACH LOT AS HEREIN DESCRIBED, FURTHER STUDY WILL BE NECESSARY AND "ON-SITE" STORM WATER DETENTION FACILITIES MAY BE REQUIRED TO ACCOMMODATE THE ADDITIONAL IMPERVIOUS COVER DESIRED. THE STUDY AND POSSIBLE INCORPORATION OF STORM WATER DETENTION FACILITIES SHALL BE SUBMITTED TO THE CITY OF HUNTSVILLE ENGINEER FOR APPROVAL AND MUST COMPLY WITH ALL CURRENT LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE CITY OF HUNTSVILLE SUBDIVISION REGULATIONS.

- 1/2" I.R.'s SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

- THERE IS A 75' FRONT BUILDING LINE, AND A 20' BUILDING LINE ALONG THE SIDE AND REAR LOT LINE OF ALL LOTS.

- ALL 30' DRAINAGE EASEMENTS ARE TYPICAL RIGHT ANGLE OFF OF RIGHT-OF-WAY.

- TEXAS GRAND RANCH, SECTION 4A IS OUT OF THE 2134.818 ACRE TRACT, RECORDED IN VOL. 1132, PG. 355 WCOPR.

- BEFORE DEVELOPMENT OF A RESERVE TRACT, A PLAT OF THE TRACT SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ACCORDING TO THE DEVELOPMENT CODE OF THE CITY OF HUNTSVILLE.

## PUBLIC EASEMENT NOTES

- ALL PUBLIC "EASEMENTS" AND/OR "AREAS" DENOTED ON THE PLAT ARE DEDICATED TO BE USED BY THE PUBLIC FOREVER. ANY PUBLIC UTILITY, INCLUDING CITY OF HUNTSVILLE, SHALL HAVE THE RIGHT ALWAYS OF INGRESS AND EGRESS TO AND FROM AND UPON THESE EASEMENTS FOR CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF GETTING THE PERMISSION OF THE PROPERTY OWNER. ANY PUBLIC UTILITY, INCLUDING THE CITY OF HUNTSVILLE SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS THAT IN ANY MANNER ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM OR ANY OF THE EASEMENTS SHOWN ON THIS PLAT. NEITHER CITY OF HUNTSVILLE NOR ANY PUBLIC UTILITY SHALL BE RESPONSIBLE FOR REPLACING OR REIMBURSING THE PROPERTY OWNER DUE TO REMOVAL OF OR RELOCATION OF ANY OBSTRUCTIONS IN THE PUBLIC EASEMENTS.

Sheet 8

LEGEND  
 WCOPR = Walker County Official Public Records  
 WCPR = Walker County Plat Records  
 WCDR = Walker County Deed Records  
 PUE & NTE = Public Utility Easement & Texas Grand Ranch Property Owners Association Nature Trail Easement  
 WLE & NTE = Water Line Easement & Texas Grand Ranch Property Owners Association Nature Trail Easement

FOR TAX PURPOSES  
 THIS PLAT COMPLIES  
 WITH SECTION 12.002  
 OF THE PROPERTY  
 CODE

# SHEET INDEX

Not to Scale

Final Plat  
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Containing 151 Lots, 3 Unrestricted Reserves (16.456 Acres), 10 Blocks  
 SINGLE FAMILY RESIDENTIAL

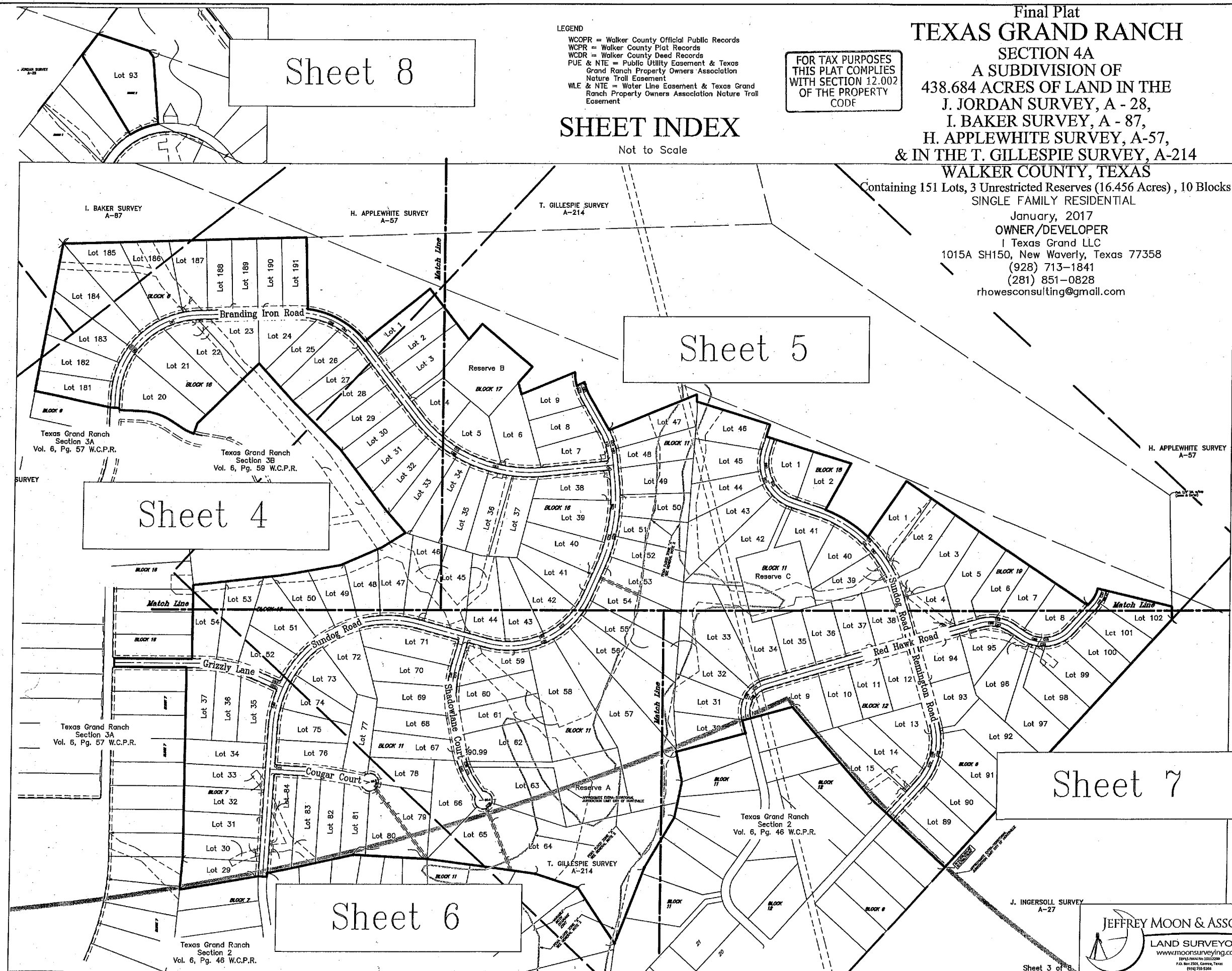
January, 2017  
 OWNER/DEVELOPER  
 I Texas Grand LLC  
 1015A SH150, New Waverly, Texas 77358  
 (928) 713-1841  
 (281) 851-0828  
 rhowsconsulting@gmail.com

Sheet 5

Sheet 4

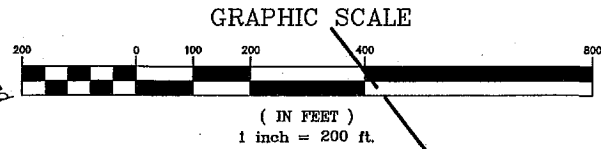
Sheet 7

Sheet 6



J. INGERSOLL SURVEY A-27

JEFFREY MOON & ASSOCIATES, INC.  
 LAND SURVEYORS  
 www.moonsurveying.com  
 P.O. Box 2505, Canyon, Texas 79016  
 Phone: 794-5200  
 Fax: (806) 798-5200



820.7975 ACRES - "TRACT 1"  
JUDY CAROL CAMPBELL, TR.  
VOL.416, PG.349, WCOPR

I. BAKER SURVEY  
A-87

2134.818 ACRES  
TEXAS GRAND RANCH, LLC  
VOL.1132, PG.355, WCOPR  
REMAINDER

820.7975 ACRES - "TRACT 1"  
JUDY CAROL CAMPBELL, TR.  
VOL.416, PG.349, WCOPR

J. JORDAN SURVEY  
A-28

Texas Grand Ranch  
Section 3A  
Vol. 6, Pg. 57 W.C.P.R.

Texas Grand Ranch  
Section 3B  
Vol. 6, Pg. 59 W.C.P.R.

H. APPLEWHITE SURVEY  
A-57

FOR TAX PURPOSES  
THIS PLAT COMPLETS  
SECTION 12 OF  
OF THE PROPERTY  
CODE

**Final Plat**  
**TEXAS GRAND RANCH**  
SECTION 4A  
A SUBDIVISION OF  
438.684 ACRES OF LAND IN THE  
J. JORDAN SURVEY, A - 28,  
I. BAKER SURVEY, A - 87,  
H. APPLEWHITE SURVEY, A-57,  
& IN THE T. GILLESPIE SURVEY, A-214  
WALKER COUNTY, TEXAS

Containing 151 Lots, 3 Unrestricted Reserves (16.456 Acres), 10 Blocks  
SINGLE FAMILY RESIDENTIAL

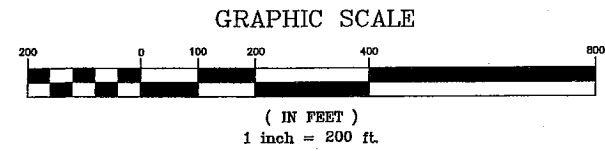
January, 2017  
OWNER/DEVELOPER  
I Texas Grand LLC  
1015A SH150, New Waverly, Texas 77358  
(928) 713-1841  
(281) 851-0828  
rhowesconsulting@gmail.com

JEFFREY MOON & ASSOCIATES, INC.  
LAND SURVEYORS  
www.moonsurveying.com  
3015 FM 1013 Box 200  
P.O. Box 2001, Colton, Texas  
6308 756-5216  
Fax 6308 756-5281

RES - "TRACT 1"  
CAMPBELL, TR.  
PG.349, WCOPR

T. GILLESPIE SURVEY  
A-214

FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.002  
OF THE PROPERTY  
CODE



# Final Plat TEXAS GRAND RANCH

SECTION 4A  
A SUBDIVISION OF  
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WALKER COUNTY, TEXAS

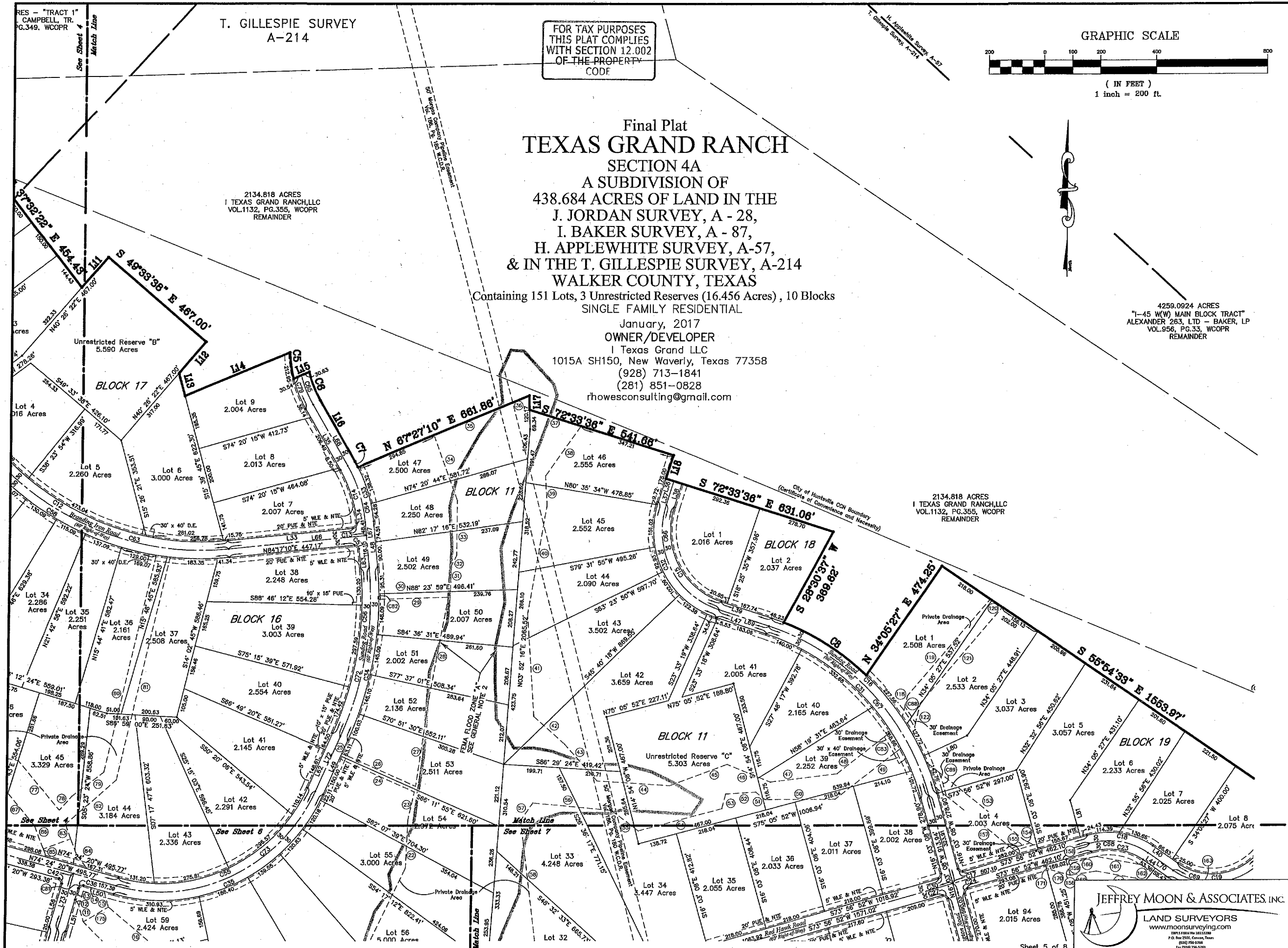
Containing 151 Lots, 3 Unrestricted Reserves (16.456 Acres), 10 Blocks  
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January, 2017  
OWNER/DEVELOPER

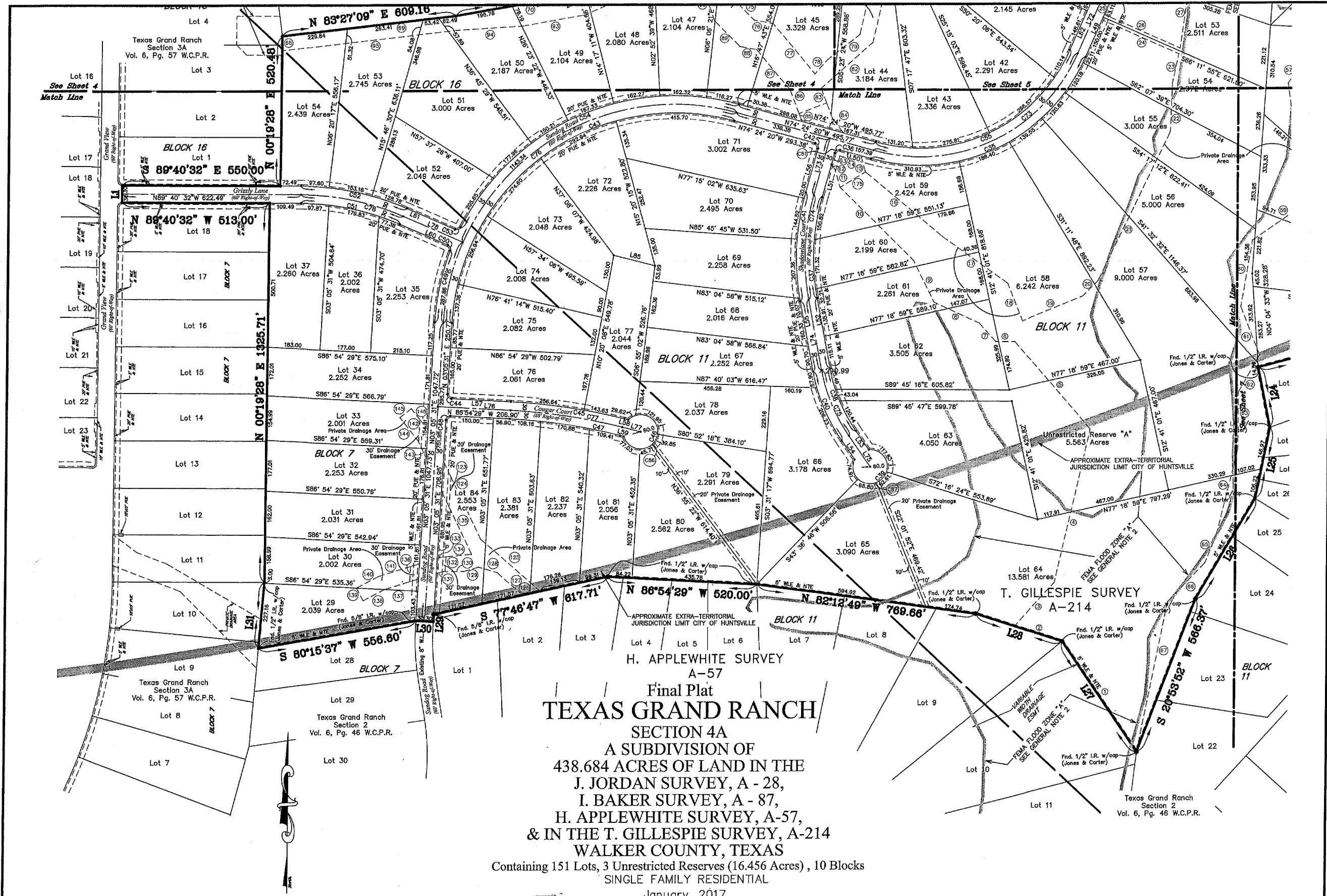
I Texas Grand LLC  
1015A SH150, New Waverly, Texas 77358  
(928) 713-1841  
(281) 851-0828  
rhowesconsulting@gmail.com

4259.0924 ACRES  
"I-45 (W) MAIN BLOCK TRACT"  
ALEXANDER 253, LTD - BAKER, LP  
VOL.956, PG.33, WCOPR  
REMAINDER

2134.818 ACRES  
I TEXAS GRAND RANCH,LLC  
VOL.1132, PG.355, WCOPR  
REMAINDER



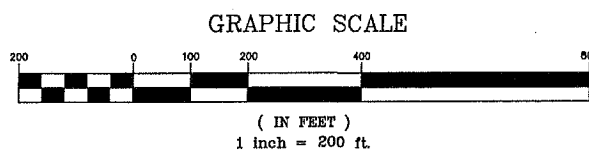
JEFFREY MOON & ASSOCIATES, INC.  
LAND SURVEYORS  
www.moonsurveying.com  
1871 S. 11th St., Suite 100, New Waverly, Texas 77358  
(928) 713-1841  
Fax (928) 713-1842



H. APPLEWHITE SURVEY  
 A-57  
**Final Plat**  
**TEXAS GRAND RANCH**  
 SECTION 4A  
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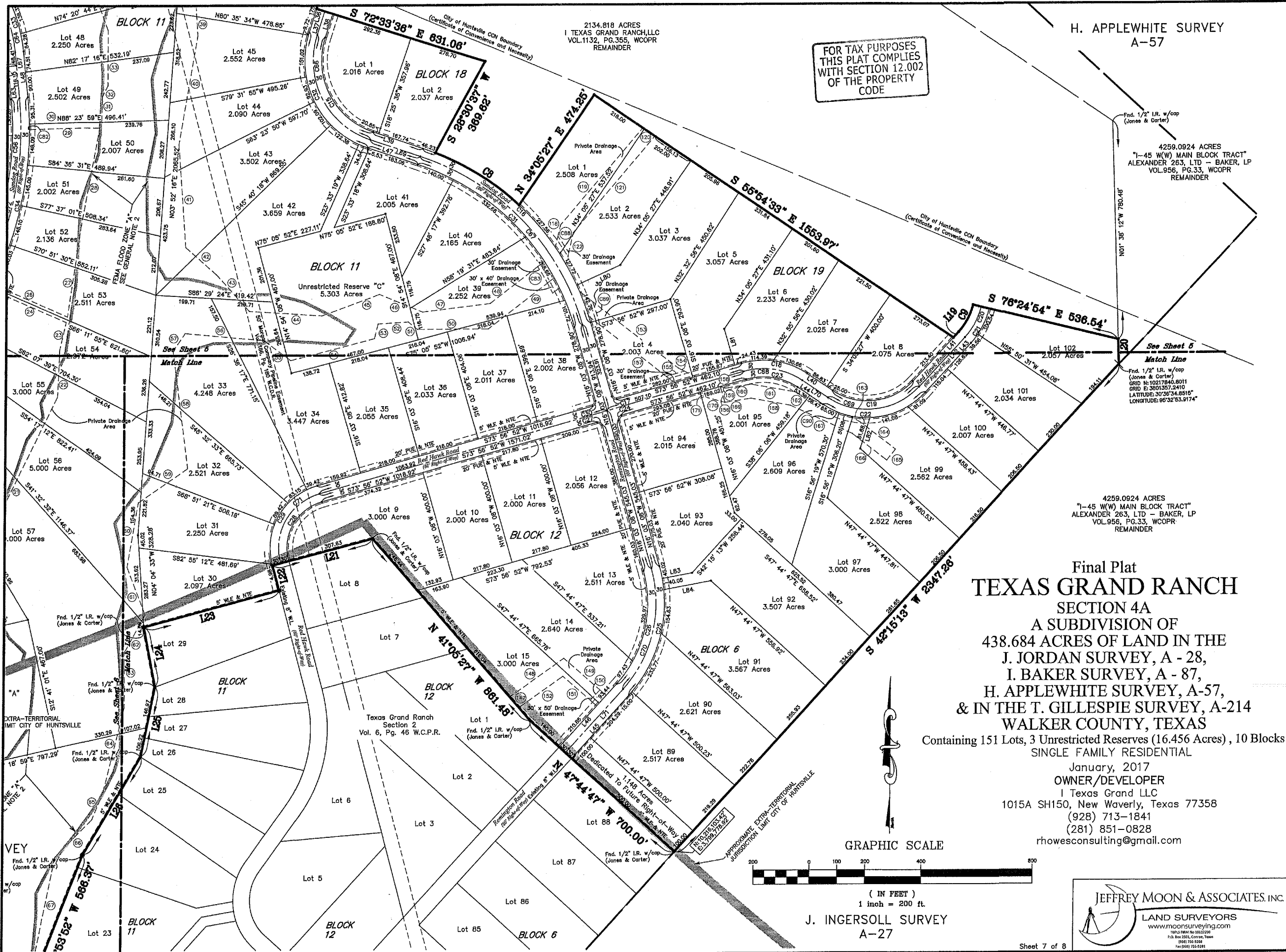
January, 2017  
 OWNER/DEVELOPER  
 | Texas Grand LLC  
 1015A SH150, New Waverly, Texas 77358  
 (928) 713-1841  
 (281) 851-0828  
 rhowesconsulting@gmail.com



**FOR TAX PURPOSES**  
**THIS PLAT COMPLIES**  
**WITH SECTION 12.007**  
**OF THE PROPERTY**  
**CODE**

**JEFFREY MOON & ASSOCIATES, INC.**  
 LAND SURVEYORS  
 www.moonsurveying.com  

 1903 FM 1000, Suite 1000  
 P.O. Box 2501, Colton, Texas 75626  
 (936) 756-5556  
 Fax (936) 756-5382



FOR TAX PURPOSES  
THIS PLAT COMPLIES  
WITH SECTION 12.002  
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CODE

H. APPLEWHITE SURVEY  
A-57

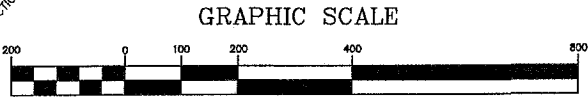
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"I-45 W(W) MAIN BLOCK TRACT"  
ALEXANDER 263, LTD - BAKER, LP  
VOL.956, PG.33, WCOPR  
REMAINDER

4259.0924 ACRES  
"I-45 W(W) MAIN BLOCK TRACT"  
ALEXANDER 263, LTD - BAKER, LP  
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REMAINDER

Final Plat  
**TEXAS GRAND RANCH**  
SECTION 4A  
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438.684 ACRES OF LAND IN THE  
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WALKER COUNTY, TEXAS

Containing 151 Lots, 3 Unrestricted Reserves (16.456 Acres), 10 Blocks  
SINGLE FAMILY RESIDENTIAL

January, 2017  
OWNER/DEVELOPER  
I Texas Grand LLC  
1015A SH150, New Waverly, Texas 77358  
(928) 713-1841  
(281) 851-0828  
rhowesconsulting@gmail.com



( IN FEET )  
1 inch = 200 ft.  
J. INGERSOLL SURVEY  
A-27

JEFFREY MOON & ASSOCIATES, INC.  
LAND SURVEYORS  
www.moonsurveying.com  
P.O. Box 3561, Corpus Christi, Texas 78403  
PH: 361-355-5544  
FAX: 361-355-5581

Final Plat  
**TEXAS GRAND RANCH**  
 SECTION 4A  
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 WALKER COUNTY, TEXAS

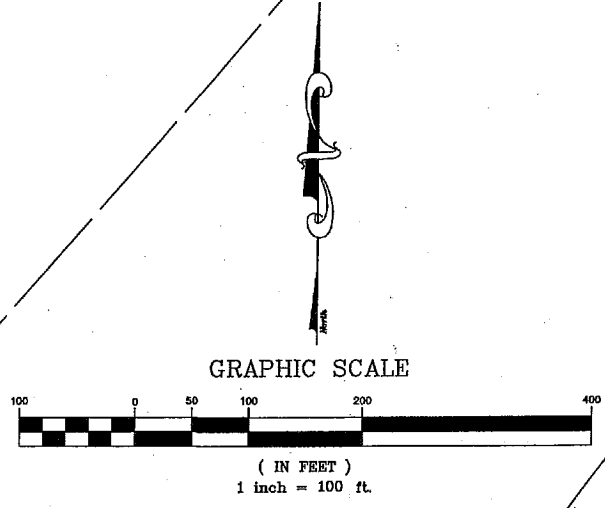
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 1015A SH150, New Waverly, Texas 77358  
 (928) 713-1841  
 (281) 851-0828  
 rhowesconsulting@gmail.com

68.068 ACRES - "TRACT 2"  
 JUDY CAROL CAMPBELL, TR.  
 VOL.416, PG.349, WCOPR

I. BAKER SURVEY  
 A-87

FOR TAX PURPOSES  
 THIS PLAT COMPLIES  
 WITH SECTION 12.002  
 OF THE PROPERTY  
 CODE



45.6 ACRES - "TRACT 2"  
 DANIEL C. BROWN  
 VOL.1163, PG.734, WCOPR

18.260 ACRES - "TRACT 2"  
 JUDY CAROL CAMPBELL  
 VOL.1229, PG.479, WCOPR

J. JORDAN SURVEY  
 A-28

S 71°51'16" E 380.06'

N 32°04'27" W 656.07'

S 04°44'28" E 470.82'

WINCHESTER ROAD  
 Vol. 6, Pg. 57 W.C.P.R.

Texas Grand Ranch  
 Section 3B  
 Vol. 6, Pg. 59 W.C.P.R.

5.000 Acres  
 Unrestricted Reserve "E"

Texas Grand Ranch  
 Section 3B  
 Vol. 6, Pg. 59 W.C.P.R.

Texas Grand Ranch  
 Section 3A  
 Vol. 6, Pg. 57 W.C.P.R.

JEFFREY MOON & ASSOCIATES, INC.  
 LAND SURVEYORS  
 www.moonsurveying.com  
 TSPS 1984 No 12112200  
 P.O. Box 2506, Commerce, Texas  
 (940) 754-5366  
 Fax (940) 754-5381